

11/06/06 - Monday, November 6, 2006

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of November 6, 2006

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Larson, Kaiser, Vande Loo, Davis, FitzGerald, Kayser, Waedt and Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Levandowski.

1. REZONING (Z-1368-06) - R-2P and R-2 to R-2P, Mitchell Avenue

and

SITE PLANS (SP-0641) and (SP-0642) - Duplexes, Mitchell Avenue

Dave FitzGerald has submitted a request to rezone property located on the north side of Mitchell Avenue, west of Hester Street, from R-2 and R-2P to R-2P and to approve the site plan for duplex (twin homes) with reduced side yard setback and increased lot coverage. The present R-2 and R-2P zoning allows duplex development. The purpose of the rezoning request is to allow reduced side yard setbacks from 8' to 5' and increased lot coverage from 30% to 35%. This request is similar to the existing duplexes to the north of this block fronting Chumas Drive. The site plan for this request shows five slightly different styles of duplexes for the ten buildings. Side yard setbacks range from 8' to 5'. Parking is provided with split double garages for each unit and lot coverage is up to 33.7%, depending on if a sunroom is provided.

Mr. FitzGerald appeared in support. In answer to questions, there will not be any back yard fences allowed as that may interfere with combined lawn maintenance. Also, only the garage is closer to the side lot line and not the actual residential portion of the structure.

No one appeared in opposition.

Mr. Vande Loo moved to recommend approval of the rezoning and approval of the site plans. Mr. Waedt seconded and the motion carried. Mr. FitzGerald abstained.

2. REZONING (Z-1369-06) - TR-1A and R-2 to R-1, Mill Run Addition

Marv Prochaska has submitted a request to rezone four properties with the Mill Run Subdivision located at 5521 Cyndi Court, 5505 Normandale Drive, 3612 Flynn Place and 3633 Flynn Place from TR-1A and R-2 to R-1. The single-family homes already exist on three of the lots.

Steve Sletner, TEC Design, representing the applicants, spoke in support. No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning. Mr. Vande Loo seconded and the motion carried.

3. REZONING (Z-1370-06) - TR-1A to R-1, W. Folsom Street and CTH "EE"

and

PRELIMINARY PLAT (P-12-06) - Mill Meadows, CTH "EE"

Menards, Inc., has submitted a request to rezone property located on the north side of W. Folsom Street, along CTH "EE" from TR-1A to R-1 and also to approve the preliminary plat for Mill Meadows on the same property. The plat creates 163 lots for single-family residential development. Mr. Tufte reviewed with the commission the 6 conditions listed in the staff report concerning setbacks, buffers, and rights-of-way. The plat contains 5 outlots for drainage with two wetland area within these outlots that need to be protected. Mr. Tufte also reviewed the extensive Engineer's report and the 10 conditions listed in the report. An important new condition was the requirement for preliminary construction plans for street profile and utility alignment prior to submittal of the final plat for the addition.

Mr. Steve Sletner, TEC Design, spoke in support. He stated the lots would be marketed to developers who use Menard's supplies. His final plat will set pads for each house and a suggested style house, which will fit on the pad. He spoke against the use of pipes in drainage ways as they are expensive to put in but also expensive to maintain where open drainage ways are cheaper and easier to maintain. He stated that most of the plat will be regraded and there are no slopes in excess of 20%. He was concerned about the tree screening required along the interstate and noted that it would be many years until those new trees functioned as a screen.

No one appeared in opposition.

Mr. FitzGerald moved to recommend the rezoning of the property. Mr. Kaiser seconded and the motion carried.

Mr. Vande Loo moved to approve the preliminary plat for Mill Meadows with the conditions listed in the staff reports. Mr. Davis seconded and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-0618 AMD.) - Sign for Regis High School**

Regis High School has submitted a request to amend their original request pertaining to CZ-0618 to replace an existing ground sign located along S. Hastings Way with a new ground sign that would be 12 feet in height, 54 square feet in size, and include a LED electronic message center sign. The proposed amendment would allow the construction of the sign at 18 feet in height rather than the original 12 feet. The additional height is being requested to provide clearance above the school tennis courts fence. All previous conditions of approval will remain.

Dirk Snyder, Sign Art, spoke in support of the amendment. He stated that for the sign to function well it needed to clear the fence. A small berm would not provide enough height, so they have requested an amendment.

Bill Ullmen, Principal at Regis High School, also spoke in support. No one appeared in opposition.

Mr. Kaiser moved to approve the request with the original conditions as listed in the staff report. Mr. FitzGerald seconded and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-0634) - Outdoor Industrial Processing Facility**

and

SITE PLAN (SP-0643) - Max Phillips Process Equipment Building

Max Phillips has submitted a request to permit an outdoor industrial processing facility at 3532 White Avenue and to approve the site plans for the project. They are proposing a new facility that includes a four-story building. The processing facility is a series of conveyors and a larger grinder that take an automobile or other scrap metal and grinds the separate material.

John Behling, attorney, 3624 Oakwood Hills Parkway, and Rodney Deaton, Plant Manager, appeared in support. They noted there would be a large amount of water used in the process and will submit water quality requirements to the City Engineer's office. Tires, oil and gas tanks are removed from vehicles prior to shredding. The finished product is shipped out by rail. They felt the site was>

No one appeared in opposition.

Mr. Vande Loo moved to approve the request and the site plan with the conditions listed in the staff report. Mr. Kaiser seconded and the motion carried.

6. **ANNEXATION (06-2A) - Schulenberg Property, Town of Washington.**

W. A. Schulenberg and four other property owners have joined together to petition for annexation of 134.3 acres from the Town of Washington. The property is located south of I-94 and adjacent to Highway 53. Approximately 56.4 acres of petitioned area includes public right-of-way, mostly parts of I-94 and US 53. Approximately 78 acres of privately owned land and one commercial structure are private property. There are no residents or residential structures in the petitioned area. City utilities are available from the Oakwood Hills development area and can be extended under I-94 to serve this area. The petition is consistent with the Comprehensive Plan and is within the Medium Term A utility staging area, which is the area most likely to receive development pressure within the first 5 years of the plan.

Kristin Raether, Commonweal Development Corporation, appeared in support.

Mr. Kaiser moved to recommend approval of the annexation. Mr. Waedt seconded and the motion carried.

7. **ANNEXATION (06-7A) - Dow Property, Town of Washington**

Mr. and Mrs. Thomas Dow have petitioned for annexation of 2.4 acres of vacant land from the Town of Washington to the City of Eau Claire. The property is directly west of the former Lowes Creek School. City utilities are available in E. Lowes Creek Road.

Rob Majeski, representing the Dow family, appeared in support.

Mr. Vande Loo moved to recommend approval of the annexation. Mr. Kaiser seconded and the motion carried.

8. **SITE PLAN (SP-0644) - Plymouth United Church, 2010 Moholt Drive**

Plymouth UCC has submitted a site plan for an addition to their church. The site plan shows a 48' x 48' addition to the front of the building. It will be the main sanctuary and will provide seating for 182 persons. The existing lot has 64 stalls.

Kevin Balts, contractor, appeared in support.

Mr. Kaiser moved to approve the site plan with the condition listed in the staff report. Mr. Vande Loo seconded and the motion carried.

9. **SITE PLAN (SP-0645) - Luther Hospital Emergency/Clinic Expansion**

Ayres Associates has submitted a site plan for the emergency/clinic expansion on the north side of Luther hospital. The site plan shows a 37,900 square foot building footprint for a two-story building than can be expanded to three additional floors. A parking

analysis shows that with this addition the hospital will have 105 stalls in excess of City required parking for the entire campus.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried. Ms. Kincaid abstained.

10. **SITE PLAN (SP-0646) - Rooming House, 431 Washington Street.**

Mr. Tufte reported that the applicant, Richard Wanke, had called to request that this item be postponed until he is able to attend a meeting of the Plan Commission.

Mr. Waedt moved to postpone consideration until applicant can attend a meeting. Mr. Davis seconded and the motion carried.

11. **DISCUSSION/DIRECTION - Exception to 10-acre Standard - Town of Washington**

Mr. Tufte presented a draft of>

The Plan Commission discussed the 8 conclusions and the consensus was to provide more general statements on Conclusions 4 and 5, which related to specific minimum size and the size of adjacent properties. Mr. Tufte will redraft language for further discussion by the Commission.

MINUTES

The minutes of the meeting of October 16, 2006, were approved.

Fred Waedt

Secretary